

Providence City Planning Commission Minutes

Providence City Office Building

15 South Main, Providence UT 84332

August 12, 2015 6:00 pm

Chairman: Larry Raymond
Attendance: Kirk Allen, Heather Hansen
Alternate: William Baker
Excused: Robert James, Wendy Simmons

Larry Raymond welcomed William Baker as an alternate for Planning Commission.

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of July 22, 2015.

Motion to approve the minutes for July 22, 2015 with the following changes: K Allen, second – H Hansen

Page 1, line 50 – a not an

Page 2, line 43 however the intent of the mixed use was to be the buffer

Vote: Yea: K Allen, W Baker, H Hansen, L Raymond
Nay: None
Abstained: None
Excused: R James, W Simmons

Action Items:

Item No. 1. Selection of Vice Chair. The Providence City Planning Commission will select a Vice Chair to replace Sherman Sanders, whose term has expired.

Motion to nominate Heather Hansen as Vice Chairman for Planning Commission: K Allen, second – W Baker

Vote: Yea: K Allen, W Baker, H Hansen, L Raymond
Nay: None
Abstained: None
Excused: R James, W Simmons

Item No. 2. Proposed Final Plat. The Providence City Planning Commission will consider for approval a final plat for the Bungalow Subdivision. A 2-lot residential subdivision located generally at 486 Canyon Road.

- L Raymond said the preliminary plat had been approved at the last Planning Commission meeting. The final plat can be approved pending certain conditions that needed to be met. The conditions have been met and the final plat has been updated to show the changes that were made.
- S Bankhead said the City Council approved the development agreement. She will forward an updated development agreement to Paul Saunders.

Motion to approve the final plat for Bungalow Subdivision: H Hansen, second – K Allen

Vote: Yea: K Allen, H Hansen, L Raymond
Nay: None
Abstained: W Baker
Excused: R James, W Simmons

Item No. 3. Proposed Final Plat: The Providence City Planning Commission will consider for approval, a final plat for the Zollinger Subdivision; a 2-lot residential subdivision. The property is located at approximately 240 South 325 West, Providence.

- L Raymond said the preliminary plat was approved a couple of meetings back. There was a recommendation to correct boundary lines. They have been corrected.
- H Hansen asked about the identification of the land that is to be dedicated to Providence City. It will be noted and identified on the final plat.
- H Hansen commented on the bearing on the center road. It will be corrected before final plat submission.
- K Allen pointed out that the lot numbers are incorrect. They will be corrected before final plat submission.

Motion to approve the final plat for the Zollinger Subdivision with the conditions noted to be completed on the final plat submission to the City: K Allen, second – H Hansen

Vote: Yea: K Allen, W Baker, H Hansen, L Raymond

Nay: None
Abstained: None
Excused: R James, W Simmons

Item No. 4. Proposed Preliminary Plat: The Providence City Planning Commission will consider for approval, a preliminary plat for 500 North LLC Subdivision, a 33-Lot residential subdivision located generally at 500 North 450 East.

- Danny Macfarlane from Civil Solutions answered questions from the Planning Commission.
- L Raymond had questions about the width of the street north of the church and continuing east.
- D McFarlane said as part of the development agreement there will be 24' of asphalt going east on the south side of the street and then flares to 39" of asphalt at the property line.
- H Hansen asked if there would be parking restrictions on the narrow section of the street and why the street isn't going to be widened at that narrow section.
- D McFarlane said the land directly north of the street is still county property.
- W Baker said the Providence side of the street could be painted red and designated as no parking and leave the other side of the street for parking.
- S Bankhead said painting the curb red will have to be specified by the City Council.
- L Raymond asked about lot 33. It does not appear to have access.
- D McFarlane said Providence City ordinance allows two lots to be serviced by one driveway.
- W Baker asked if all 33 lots were part of the subdivision with only one access point. He was under the impression that there were only going to be 30 lots.
- D McFarlane said the Fire Marshall has approved 33 lots and they are the limiting agency. The next phase will require a second access point.
- H Hansen has a concern of only having one access with an unknown date for the second phase and second access coming in.
- D Macfarlane said the next phase will have to provide a second access connecting all the way to Sherwood or 400 East before any more lots can be developed. There will be a 12" water line eventually connecting up to Sherwood. Majority of bench area sewer will drain on 500 North. Developer has agreed to a 24" storm drain line.
- H Hansen asked which property will be the second phase.
- S Bankhead said right now there is no additional property, only an option.
- K Allen asked about the retention pond that will be open space.
- D Macfarlane said it will be a private park. It was originally approved as a public park, but city staff did not want to maintain the park so it will be maintained as a private park. A trail following 500 North was suggested, but the city didn't want to maintain the trail.
- W Baker asked about the water coming off the hill.
- D Macfarlane said there are two basins. One on property 6 and one on property 19. The basin in the park on space two is a detention pond and it will be discharged by a 24" storm water drain on 500 North.
- K Allen asked why the city is turning down a walking path when that is part of the desired future plan.
- S Bankhead said many of the council members do not want to fund parks and trails. Also, people purchasing lots do not desire a trail because of impact. There will be 5' walks on 500 North. The developer had an idea of how they wanted this park to look and it will look very nice, but it is different than how the city would have done it. The HOA will maintain the park.
- K Allen expressed his hope that the city council will work with the developer to create a public place.
- D Macfarlane said the developer no longer wants to make this a public space. They want to keep it private in order to create the atmosphere they desire.
- W Baker asked if there had been any discussion for making this a gated community if the next development doesn't come in for a few years.
- D Macfarlane said there isn't really a need for this.
- H Hansen said she has a concern that approving this will prevent the development of 400 East and impact traffic on 200 North.
- D Macfarlane showed her on the map how 400 East will be developed. He felt this would actually add one more access.
- S Bankhead said right now most people will use 100 North if they are going south.

- W Baker asked if the Rinderknecht property was a conservancy.
- S Bankhead said it is an ag protection property not a perpetual conservancy area.
- D Macfarlane said Rinderknecht's petitioned the county council prior to selling the property and had the ag protection removed.
- L Raymond asked D Macfarlane if he felt the city of Providence's attitude towards trails and parks prevented the developer from pursuing public trails and properties.
- D Macfarlane felt it was more a matter of timing and interest rates projected to increase over the next few months. He felt S Bankhead and the city had managed money very well and would like to see some of these funds used to create more public spaces.
- L Raymond said if trails and parks are developed in this area as part of a private HOA, the city will have to skirt this development when it tries to develop its own trail/park system.
- S Bankhead said this is about a block's worth of 500 North where citizens will have to use sidewalk rather than a trail. There is nothing preventing trails in the 500 North area. However, right now that is not a part of the general plan. The developer's plan was very nice, but his ideas were not realistic for the city budget.

Motion to approve preliminary plat for 500 North LLC Subdivision: H Hansen, second – K Allen

Vote: Yea: K Allen, W Baker, H Hansen, L Raymond

Nay: None

Abstained: None

Excused: R James, W Simmons

Heather Hansen was excused at 7:20 pm.

Study Items:

Item No. 1. Proposed Code Amendment: The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements, Section 3 Setbacks allowing an uncovered porch to extend into the front yard setback.

- At J Baldwin's request, this item will be moved to next meeting's agenda.

Item No. 2. Proposed General Plan Amendments: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- This item was not discussed.

Item No. 3. Propose Code Amendment: The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District by adding Section 6 Commercial Neighborhood District.

- This item was not discussed.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- No staff reports.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No Commission reports.

Motion to adjourn: W Baker, second – K Allen

Vote: Yea: K Allen, W Baker, L Raymond

Nay: None

Abstained: None

Excused: H Hansen, R James, W Simmons

Meeting adjourned at 7:30 pm.

Larry Raymond, Chairman

Caroline Craven, Secretary